



Town of Merrimack, New Hampshire

Community Development Department
6 Baboosic Lake Road
Town Hall - Lower level - East Wing

603 424-3531
Fax 603 424-1408
www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD AGENDA FOR TUESDAY, JANUARY 3, 2023 MATTHEW THORNTON ROOM 6:30 P.M.

(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)

1. Call to Order
2. Planning & Zoning Administrator's Report
3. **Consent Agenda**
 - a. [Regional Impact Determinations](#)
 - b. [NeighborWorks Site Plan- Roadway Maintenance Bond Release](#)
 - c. [Extension request: Anheuser-Busch - 'the Hamlet' apartments Site Plan \(#PB2022-05\)](#)
 - d. [Extension request: 57 - 59 DW Highway Warehouse Project \(# PB2021-19\)](#)
4. **Ronald Rosenfeld (applicant) and Garrett and Jillian Soucy and Roseneiro Trust of 2014 (owner) - [Consideration of an amendment to a conditionally approved Lot Line Adjustment, seeking to remove condition of approval #6e, imposed by the Planning Board at its June 4, 2021 meeting which requires the provision of easement documentation to allow an existing driveway encroachment onto abutting property to remain or removal of that encroachment.](#)** The parcels are located at 12 and 14 Dodier Court in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 7C, Lots 47-1 and 47-2](#). Case # PB2021-13.
5. **John J. Flatley Company (applicant/owner) - [Continued Review for consideration of an amendment to a previously approved Mixed Use Development Conditional Use Permit, calling for the replacement of the previously proposed 20,000 square foot planned retail space with a 52,000 square foot self-storage facility.](#)** The parcels are located at 645, 673, 685, 703, and 707 DW Highway and 5 Gilbert Drive in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. [Tax Map 6E, Lots 3-1, 3-3, 3-4, 3-5, 3-6, and 3-7](#). Case # PB2022-38. **This item is continued from the October 18, November 15, and December 20, 2022 Planning Board Meetings.**
6. **As Life Goes On, LLC (applicant) and Gordon House Assisted Living Residence (owners) – [Continued review for consideration of final approval for an amendment to a conditionally approved site plan to raze and rebuild a portion of the existing building to convert it to a 24 bed assisted living facility.](#)** The parcel is located at 585 Daniel Webster Highway in the C-1 (Limited Commercial), R-4 (Residential), Aquifer Conservation, and Elderly Housing Overlay Districts. [Tax Map 6D-1, Lot 46](#). Case #PB2020-27. **This item is continued from the December 6, 2022 Planning Board Meeting.**
7. ~~**526 DW, LLC (applicant/owner) – Review for consideration of an amendment to a previously approved Site Plan requesting the removal of parking space wheel stops as currently required by the approved plan. The parcel is located at 526 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation & Elderly Housing Overlay Districts and Wellhead Protection**~~

~~Area Tax Map 5D-2, Lot 001. PB2023-01.~~ – ***Postponed to January 17, 2023 due to notice error***

8. Discussion/possible action regarding other items of concern

9. Approval of Minutes — December 20, 2022

10. Adjourn

Copies of application materials are available at the Community Development Department office in the Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M.

(Posted to website: December 29, 2022)